

SPRING HILL REGIONAL PLANNING COMMISSION
SPECIAL CALLED MEETING
MONDAY FEBRUARY 20, 2001
5:30 P. M.

MINUTES

Chairman Dudley called the meeting to order. Present were Mayor Ray Williams, Gwynne Evans, L.T. Anderson and Danny Leverette. Also present were Charles Brown, Building Official; Gerome Dempsey, City Engineer; and Cheryl Lewis-Bonner.

Purpose: GSC Design-Build requests Site Plan approval for GM Logistical Warehouse.

Mayor Williams moved to approve Site Plan. Motion was seconded by Mr. Anderson.

Chairman Dudley opened the floor to Mr. Gerome Dempsey citing concerns surrounding the requests for Site Plan approval by GSC Design-Build. Mr. Dempsey stated that 90% of his concerns were resolved. He is presently awaiting revised stormwater drainage calculations from the GSC Design-Build engineers which he expects to receive by February 21, 2001. However, Mr. Dempsey said he felt comfortable recommending the request.

Chairman Dudley raised questions regarding easements. Mr. Dempsey stated that the marshalling area has been moved up to accommodate the radius. Also he has requested an additional ten (10) feet along Tom Lunn Road to make it a sixty (60) foot right of way. He further recommended the Double S-Curve alternative for efficient handling of traffic on this road. There will be additional landscaping to the eastern side of the marshalling area to make it less visible while traveling Tom Lunn Road. Sewer lines as well as storm water drains will be owned and maintained by the GM facility.

Mr. Dempsey again stated a sixty (60) foot right of way for the proposed road route will be all that is necessary. Water lines will be extended from Port Royal Road to Ryder in order to provide adequate fire flow protection to that area. This will also help get water to the area when the city builds a water treatment plant. This extension will go along the existing John Lunn Road.

Chairman Dudley informed the Commission that United Cities is scheduled to run gas lines in this same area. His concern was making sure there is enough easement for both water and gas lines and that any improvements to John Lunn Road provide adequate right of way so the utilities won't have to be moved. An easement will be needed on one side of the road or the other.

Mr. Dempsey explained that installing water and sewer within an easement parallel to John Lunn Road to put utilities in with a sixty (60) foot right of way. The gas and water lines will be outside the dedicated right of way. Mr. Lockridge and Mr. Parks (Spring Hill residents) at this time are discussing possibly providing space from their properties for an easement.

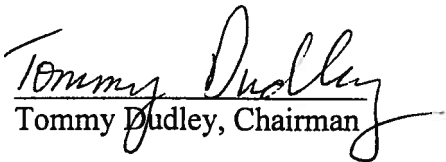
Chairman Dudley also informed Mr. Dempsey that drainage and sewer would need to be recorded on the plat if GM is going to claim ownership. Also before final approval, the property owners would need to be properly notified. Mr. Dempsey suggested that GSC Design-Build do all the leg work and bring the information before the Commission for its approval. The only other issues are the gas lines. Mr. Lockridge and Mr. Parks have agreed to allow the city a portion of their properties. The north side of John Lunn Road was discussed as the most probable expansion for the easement. The beginning and end points of the expansion on Tom Lunn Road will be determined by Mr. Dempsey and GCS Design-Build as well as making sure the measurements of the easements are accurate.

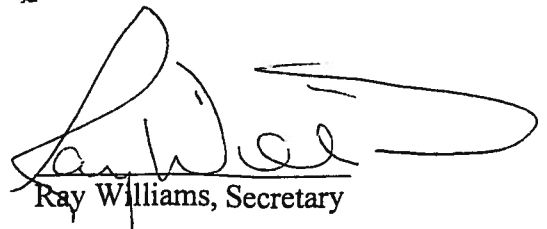
To expedite the project on Tom Lunn Road, Chairman Dudley entertained Site Plan approval pending cooperation between Mr. Dempsey and GSC Design-Build.

Mayor Williams agreed to ammend his motion to approve Site Plan. Mr. Anderson agreed to the motion.
Motion carried. Unanimous.

Chairman Dudley opened the floor to address other concerns necessary for discussion and concerned citizens. No other points were raised and no concerned citizens were present
Mayor Williams moved to adjourn. Motion seconded by Mr. Anderson.
Motion carried. Unanimous.

Meeting Adjourned.


Tommy Dudley, Chairman


Ray Williams, Secretary